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## Sand Cottage



Jurassic Coastline 3 miles; Honiton (mainline station to London) 6.5 miles; Exeter 15 miles.



#### SITUATION

Sand Cottage lies on the Northern outskirts of Sidbury enjoying far reaching views across the village and over rolling countryside along the wooded slopes of the Sid valley. This popular and well served village supports a good range of local shops and services, including a pub, village shop, butchers, primary school and Church. The ancient village is steeped in history and surrounded by delightful rolling East Devon countryside with a variety of footpaths and bridleways.

The elegant coastal town of Sidmouth is a few minutes drive to the South and the market town of Honiton is 8 miles to the North with a further extensive range of facilities and main line railway link. The Cathedral and University City of Exeter is accessed via the A3052 and is approximately 20 minutes drive to the West with M5 junction and International Airport.

There are several well known Golf Courses readily accessible including Sidmouth, East Devon at Budleigh Salterton, Honiton and Woodbury Park towards Exeter.

#### DESCRIPTION

An extended Toll House, the property fronts a country lane. A solid wood studded entrance door is set back behind a storm porch with stained glass windows on either side. This opens into the hall with its whitewashed beams, stairs rising to the first floor and doors on either side to sitting and dining rooms.

A 20th Century addition to the original cottage, the sitting room benefits from a bright triple aspect with PVCu double glazed bay window enjoying views to the South down the road and valley. The dining room features an inglenook style fireplace with dressed stone supports and brick hearth housing a cast iron canopied grate, the room being lit along its length by three deep silled PVCu double glazed windows. An obscure panel glazed door opens from the dining room into the kitchen which is fitted with a range of farmhouse style pine cupboard and drawer units incorporating plate shelf and deep full height larder. Crisp white work surfaces with marble effect tiled splash backs provide space below for under counter fridge and freezer units and washing machine.

Stairs from the hall rise to the first floor landing which spans the rear of the cottage with exposed beam and panelled doors to three double bedrooms and bathroom. The larger of the three features a dual aspect with PVCu double glazed bay window providing panoramic far reaching views down the Sid valley and over surrounding rolling

countryside. Bedrooms 2 and 3 also feature exposed beams, the former being home to a character chimney breast and window seat whilst both enjoy views over lightly wooded neighbouring hills. All three bedrooms are served by a family bathroom, tastefully fitted with a white suite and sandstone effect tiling.

#### OUTSIDE

To the front of the cottage is a hard standing apron providing parking in front of the adjoining single garage with up and over door, power and light and window to the side. Between the garage and cottage is a useful store with a pedestrian door to the front. There is gated access around either side of the property to the rear where an extensive timber decked terrace with mature hedgerow atop low retaining walls provides a sheltered area for al fresco dining and relaxing. Timber steps climb to lawned gardens above, enclosed by hedging and close board fencing and enjoying stunning panoramic far reaching views down the picturesque Sid Valley towards the sea.

#### SERVICES

All mains services connected. Gas fired central heating.

#### DIRECTIONS

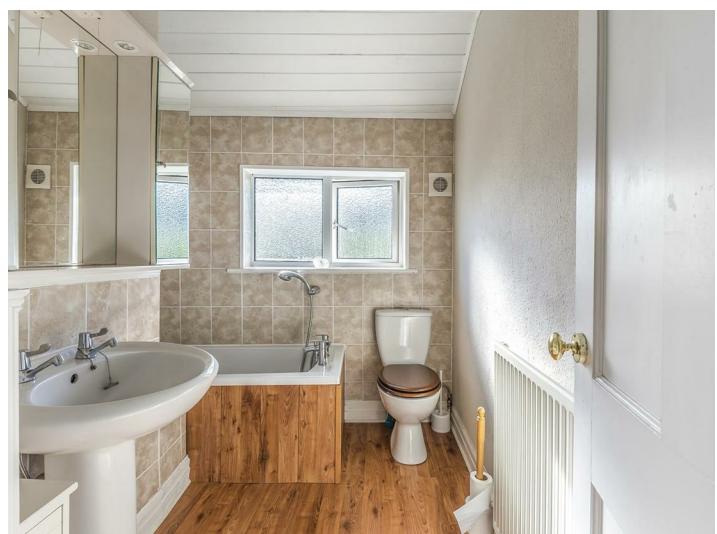
From Honiton take the A375 south towards Sidmouth. Continue past the Hare and Hounds public house and descend through the trees down into the Sid Valley towards Sidbury. Just prior to reaching the village look for the turning on the left signposted to Sand House. Turn here and the property will be found immediately on the left hand side.

Alternatively from the A3052 turn Northwards towards Honiton at Sidford onto the A375. Continue through the villages of Sidford and Sidbury and upon reaching the northern outskirts of the latter, look out for the turning to the right signposted Sand House as you climb the hill. Turn here and the cottage will be immediately on the left on the corner.

## Charming three bed extended toll house enjoying far reaching views across the village and Sid valley.

- Accessible location
- 3 bedrooms, Bathroom
- Living Room
- Dining Room
- Farmhouse Style Kitchen
- Garage & store
- Elevated Gardens
- Panoramic countryside views

Guide Price £350,000

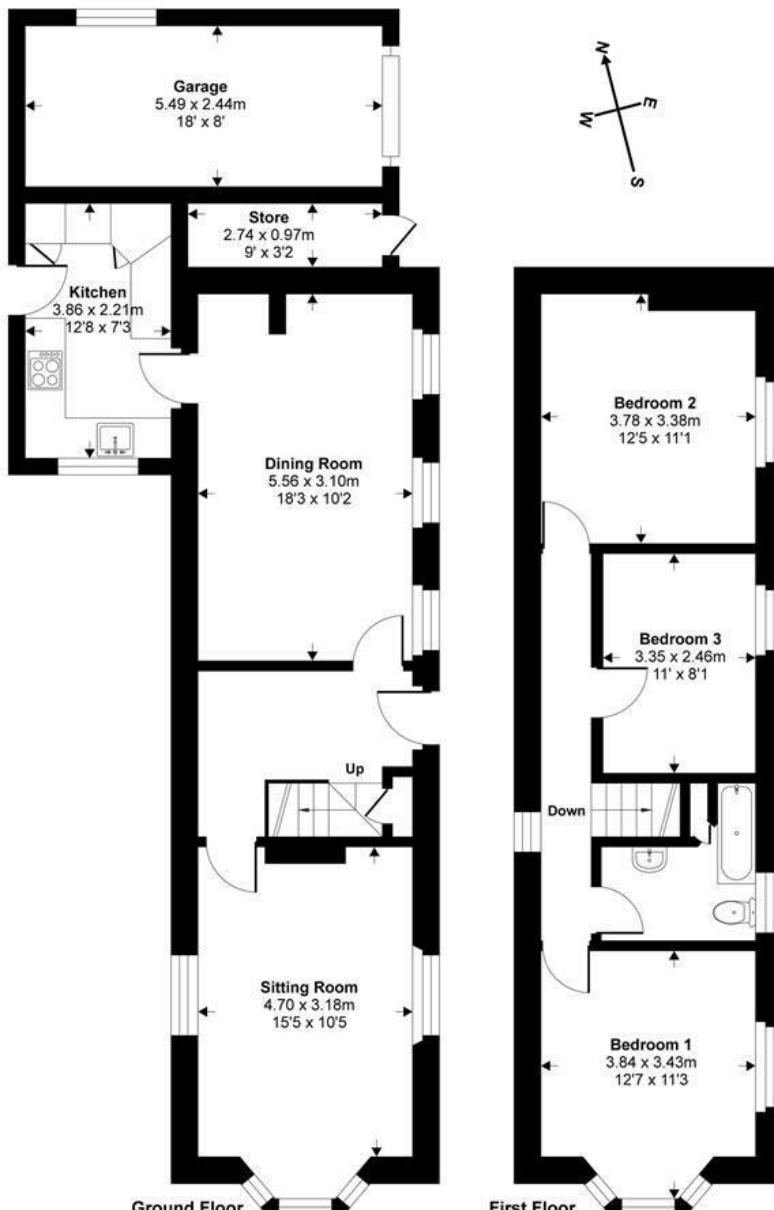


Approximate Area = 1180 sq ft / 110 sq m (includes garage)

Store = 31 sq ft / 3 sq m

Total = 1211 sq ft / 113 sq m

For identification only - Not to scale



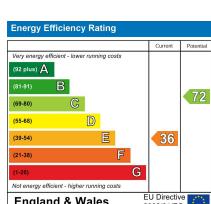
Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.  
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